

Session 10-07, a Regular Meeting of the Port and Harbor Advisory Commission was called to order at 5:07 p.m. by Chair Ulmer on September 22, 2010 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ULMER, WEDIN, HARTLEY, CARROLL, HOTTMANN

ABSENT: COMMISSIONER ZIMMERMAN (EXCUSED)

STAFF: HARBORMASTER HAWKINS
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Ulmer requested a motion to suspend the rules to add under New Business, Item A. Discussion on Spit Parking for Seldovia Residents.

WEDIN/HOTTMANN – SO MOVED.

There was no discussion

The motion to suspend the rules was approved by consensus.

HARTLEY/WEDIN – MOVED TO APPROVE THE AMENDED AGENDA.

There was no discussion.

The amended agenda was approved by consensus of the commission.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA *(3 Minute Time Limit)*

There were no comments from the public.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Regular Meeting Minutes for August 25, 2010

WEDIN/HOTTMANN- MOVED FOR APPROVAL OF THE MINUTES OF AUGUST 25, 2010.

The minutes were approved by consensus of the Commission.

VISITORS

Orson Smith, Professor of Civil Engineering at UAA School of Engineering & Port and Coastal Specialist formerly with the Army Corps of Engineers. He is here today representing the Alaska Harbor Observation Network to speak on the Homer Harbor Weather Data Collections Station Proposal.

Mr. Smith gave a brief history of his familiarity of issues of the area over the past 30 years; he explained the purpose of the equipment, how it works and the benefits to the mariners, commercial and pleasure crafts

regarding knowledge of the weather and water, and engineering data for coastal erosion and long term climate monitoring. This expands on the NOAA system in operation today. He acknowledged some drawbacks and that Seward was a prototype test site. Mr. Smith responded to questions and concerns presented by the Commissioners. He recommends the City purchase the hardware and that his team would handle the rest. The data collection is transmitted to Seward then to a central server and then available to the public. This is near real time information.

Commissioner Hartley suggested he contact the Kachemak Bay Reserve and Research to possibly partner with them.

Chair Ulmer thanked him for coming and answering the questions and concerns of the Commission.

There was no further discussion.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

(Chair set time limit not to exceed 5 minutes)

A. Port & Harbor Director's Staff Report – September 2010

Harbormaster Hawkins reviewed his report for the Commission. He noted the following:

1. KPB Emergency Management Early Warning System – project is progressing have not reached a mutually happy place for all concerned. It seems to be working better. Remaining goals MOA between cities; work order process for requesting repairs, reporting system.
2. Permits for the beneficial use of dredge spoils for building up the parking lots and beach renourishment
3. Corps of Engineers – dredging entrance of Harbor, and Hickory berth, two year contract for use of Lot 49 for dewatering, next goal 20 year plan that is required.
4. Chamber of Commerce is partnering with the marine trades will publish the Tide Book.
5. MOA for security facilities plan required by Coast Guard is almost completed.
6. Energy Audit performed by Siemens - focus was directed on the Ice Plant and fish dock.
7. Study done by the Seattle plant and putting the recommendations with the energy recommendations will bring some great benefits. Probable 30% savings on fish dock if all motors were changed. New technology in refrigeration equipment. Looking at available grants for funding.
8. Demand Billing for electric – how it works.
9. There is no slow down at the harbor, staff has been quite busy with stall renewals, assisting with rafting situations, painting, etc.

Commissioner Carroll commented that the storage facility may be separated from the regular facility and could then be used as a storage area for bait. The south end of the building could become additional storage almost doubling the capabilities. He noted that Auction Block currently occupies the majority of the available storage space. It was acknowledged that this was an expensive endeavor to rehab the ice plant but that it was a big money maker at the end of the spit.

There was a brief discussion on the parking and tickets distributed over the summer, returning fleets, at capacity, annual renewals for stalls, it is not slow. The stall renewals are scheduled around the PFD.

PUBLIC HEARING *(3 minute time limit)*

There were no public hearings scheduled.

PENDING BUSINESS

There were no pending business items on the agenda this month.

NEW BUSINESS

A. Parking Issues on the Spit for Residents who Live across the Bay.

Chair Ulmer wished to discuss the problems of parking on the spit for residents who live across the bay and leave vehicles on the spit year round. It was commented that the commission would review and discuss this problem over the winter months and come up with an equitable solution. Chair Ulmer did not want to let this slide by the commissioners. She acknowledged that the Commissioners could not take action during this meeting. She recommended forming a committee to address this problem. There was no commitment from the Commissioners present.

A brief discussion regarding using the dredge spoils to create parking areas, permitted parking spots, where to locate a long term parking lot, the existing parking area usage, the number of spaces required to accommodate residents who live across the bay. Commissioner Hartley will provide a copy of an informal survey for the next meeting that was conducted by a summer resident of Peterson Bay.

Chair Ulmer inquired if the Commissioners were interested in forming a committee to address this issue, there was no immediate response from the commissioners present, and she requested this to be on the agenda next month.

Harbormaster Hawkins recommended that the Planning Commission and the Spit Comp Plan should be consulted and built upon. He recommended identifying the goals, keep it simple and do a check off list to work on it in stages. Chair Ulmer expressed she is not attempting to make everyone happy but she would like to provide an equitable solution and this is a recurring issue year in and year out. She is strongly in favor of a committee in addressing the issue.

There was no further discussion.

INFORMATIONAL MATERIALS

- A. Harbormaster's Monthly Statistical Report for August 2010
- B. Weekly Crane & Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report
- E. Pioneer Dock Ferry Landings Report
- F. Water Usage
- G. Lease Expirations as of 8/31/09
- H. 2010 Commissioner Attendance at City Council Meetings
- I. Letter from Representative Seaton Re: Cruise Ship Head Tax dated August 31, 2010
- J. Kachemak Bay Clean Harbors 2010 Report
- K. 2010 Parking Revenue Statistics and Comparison
- L. Memorandum from Commission to Mayor and City Council Re: 2010 CIP Recommendations dated August 31, 2010
- M. City of Homer 2011 Proposed Budget Development Schedule

There was no discussion on informational materials.

Chair Ulmer requested opinion on Mr. Smith's presentation.

Commissioner Hartley did a little research and the Research Reserve has a weather station at Land's End that is the same as the instrumentation from NOAA. There are two differences, a wave gauge and webcam. The webcam is fairly easy to do and could be put up next to the other equipment on top of Land's End. The webcam can be positioned to get a good view out over the bay, not the entrance. He commented that the wave gauge would be the expensive part and all the other stuff in place would just be duplication of government spending. The information is all there and you can tap into or go to underground weather. He responded to Commissioner Wedin that they have compiled ten years of information. You can now begin to see trends. He further noted that most residents have trouble getting the internet across the bay. They are working on that in Peterson.

Harbormaster Hawkins stated there is site on the Pioneer Dock testing salinity and temperature and wave height could be done there. He responded that the Harbor Office receives numerous calls regarding the weather.

Commissioner Hottmann commented that he has seen where data has been collected for years and then nothing has been done with it.

Commissioner Carroll agreed with Commissioner Wedin that it was duplication. The parts of it that would be most valuable would not be provided. The video would be most valuable to those that live on the other side of the Bay. He noted how fast a nor'easter will build up against the tides at the mouth of the harbor. A webcam would provide that needed information.

COMMENTS OF THE AUDIENCE

None.

COMMENTS OF THE CITY STAFF

Harbormaster Hawkins commented that he is proposing a 3% increase in harbor fees. The budget will be discussed at the next meeting and the Finance Director will be available. He will be attending via teleconference as he will be in Wrangle at a conference. He noted that the total value of city owned property on the spit is \$50-60 million dollars.

Deputy City Clerk Krause confirmed that Commissioner Wedin was scheduled for November. Mr. Hottmann volunteered for September since he was going to be out of town. She noted that he could report the commission will be reviewing designated parking for residents that live across the bay this winter.

COMMENTS OF THE CHAIR

Chair Ulmer inquired if Commissioner Hottmann planned to attend the City Council meeting on the 27th. She commented that reports were early in the agenda. Quick comment on what the Commission is working on. She reminded the commission that the attendance schedule is in the packet every month.

COMMENTS OF THE COMMISSION

There was group discussion and comments on the use of dredge spoils to build up parking lots in the specified areas – boardwalk and Seafarer's Memorial and the boardwalk/Central Charters and the next boardwalk down, the amount to charge, configure the proposed revenue using the dredge spoils to create those parking areas, that this would accommodate the summer retail; cruise ship landings for 2011 will be on Saturdays, the use of local tour company; the problems associated with buses dropping passengers off in the middle of the roadway; designated spaces to load and off load passengers; obtaining permits to fill those areas.

ADJOURN

There being no more business to come before the Commission the meeting was adjourned at 6:30 p.m. The next regular meeting is scheduled for October 27, 2010 at 5:00 p.m. in the City Hall Cowles Council Chambers.

RENEE KRAUSE, DEPUTY CITY CLERK I

Approved: _____